

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0710-REZ-05
Approximate Address	Unassigned (<i>Northeast corner of US 31 and 161st Street</i>)
Petitioner	Pine Tree Acquisitions, LLC
Request	Change the zoning of approximately 63.92 acres from the SF-2 and GB Districts to the GB-PD District.
Current Zoning	SF-2 and GB
Approximate Acreage	63.92 acres
Associated Petitions	0703-REZ-05 Modify commitments of previous zoning 0101-REZ-01 Rezone from AG-SF-1 to GB
Exhibits	1) WCD Staff Report, 10/08/07 2) Petitioner's information packet, 9/10/07

PETITION HISTORY – OCTOBER 22, 2007

This petition is appearing before the Westfield-Washington Township Advisory Plan Commission for public hearing on October 22, 2007. The October 22, 2007 appearance of this petition represents the first appearance before the WWT APC.

This petition appeared before the Westfield Town Council for initial consideration at the October 8, 2007 Town Council meeting. No second consideration was requested.

PROCEDURAL

Petitions requesting a change in zoning appear before the Westfield Town Council on at least one occasion, for the purpose of receiving comments from the Town Council Members.

The Town Council may opt to send the petition to the Advisory Plan Commission for public hearing after a single consideration, or may request the petition return at a later date for further consideration by the Council members.

REQUEST

The proposed change in zoning would provide for the development of the subject site as a multi-tenant non-residential lifestyle center. The parcels subject to this request are identified on the fourth page of Exhibit 2.

The requested GB-PD (General Business-Planned Development) district would provide for the development of the subject site with commercial and office uses. The submitted concept site plan (page five of Exhibit 2) indicates approximately 430,000 square feet of

multi-tenant commercial area proposed for the subject site.

INTRODUCTION

The request concerns property located at the northeast corner of the intersection of US 31 and 161st Street. The subject site is comprised of four separate parcels, and consists of approximately 63.92 acres. Two of the four parcels are improved with single-family detached dwellings, which appear to be unoccupied as of the time of this report. The other two parcels are unimproved. The majority of the subject site is heavily wooded with dense mature trees, and has extensive topographic relief. A creek enters the subject site at the west property line and crosses the site to the east, where it passes under Union Street through two culverts and drains to the John Beals legal drain.

Properties abutting the subject site to the north are located within the SF-2 District, and are improved with single-family detached dwellings. Property abutting the subject site to the south is located within the LB District, and is unimproved. Properties abutting the subject site to the east are located within the AG-SF-1 District, and are either unimproved or improved with single-family detached dwellings.

The subject site abuts the public rights-of-way of US 31 to the west, 161st Street to the south, and Union Street to the east. The subject site abuts US 31 in two separate places, for a total of approximately six hundred and ninety (690) feet of frontage. The subject site has approximately one thousand (1,000) feet of frontage along the north side of 161st Street and approximately two thousand, two hundred (2,200) feet of frontage along the west side of Union Street.

PUBLIC POLICIES

Comprehensive Plan

The future land use map included in the Amended Westfield-Washington Township 2020 Plan (pg. 17) identifies the subject site as included in an “Employment Corridor.”

The Comprehensive Plan identifies an “Employment Corridor” as consisting of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridor language makes several recommendations as to appropriate design features, suggesting height, scale, and mass that is appropriate to surrounding areas, and further recommending interior landscaping and landscaping along street frontages.

Thoroughfare Plan

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies US 31 as a “Primary Arterial 1,” and recommends a minimum dedication

of a seventy-five (75) foot half right-of-way. The current Thoroughfare Plan also identifies the intersection of US 31 and 161st Street as a potential interchange location in the event US 31 is upgraded to limited-access status. Concept plans and preliminary utility plans submitted with this request both indicate reservation of future right-of-way for the anticipated “footprint” of the proposed interchange, as well as the requested seventy-five foot half right-of-way where travel lanes would abut the subject site. No direct access to US 31 is depicted on either the concept plans or preliminary utility plans.

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies 161st Street as a “Primary Arterial 2,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. Submitted concept plans and preliminary utility plans depict the provision of the requested right-of-way where the subject site abuts the north side of 161st Street.

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Union Street as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. Submitted concept plans and preliminary utility plans depict the provision of the requested right-of-way where the subject site abuts the west side of Union Street.

The current Westfield-Washington Township Thoroughfare Plan identifies a proposed frontage road extending between the south side of State Road 32 and the north side of 161st Street, located between US 31 to the west and Union Street to the east. Preliminary discussions with representatives from the Indiana Department of Transportation have indicated that the limited distance between proposed interchange at 161st Street and US 31 and the existing intersection of 161st Street and Union Street would necessitate the relocation of the southern terminus of the proposed frontage road. Submitted concept plans and preliminary utility plans depict the provision of right-of-way for the proposed frontage road along the northern property line of the subject site and a connection to the existing right-of-way of Union Street. The proposed frontage road right-of-way would be extended north near the west property line of the subject site to facilitate future connection.

The adopted Westfield Thoroughfare Plan includes Union Street in a “Pedestrian Corridor” as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting Union Street. These parcels are also located in an area identified as a “Pedestrian District.” The recommendations associated with a pedestrian district designation further emphasize walkability at the subject site. The Bike and Pedestrian Plan section of the Thoroughfare Plan further recommends the provision of alternative transportation paths within the right-of-way of Union Street, and the Natalie Wheeler Trail currently exists along the west side of the Union Street right-of-way. Submitted concept plans depict an alternative transportation plan within the right-of-way of Union Street should the requested change in zoning be approved.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by existing mains on the east side of the Union Street right-of-way and the south side of the 161st Street right-of-way. The current plan does not identify the size of the existing main, nor does it recommend any increase in size or upgrade in capacity to the existing water facilities. Preliminary utility plans provided at the September 26, 2007 TAC meeting depict a potential connection from the existing water main on the south side of the 161st Street right-of-way. Should the requested change in zoning be approved, detailed construction documents for the proposed connection would be provided at the Development Plan Review stage.

The Westfield Sewer Master Plan does not depict any existing sanitary sewer service to the subject site. The Westfield Sewer Master Plan does not make any recommendation as to provision of sanitary sewer facilities at or adjacent to the subject site. Preliminary utility plans provided at the September 26, 2007 TAC meeting depict a potential gravity main along the west side of the Union Street right-of-way, which would terminate at a proposed lift station at the southwest corner of the intersection of 161st Street and Union Street. Should the requested change in zoning be approved, detailed construction documents for the proposed gravity main and lift station would be provided at the Development Plan Review stage.

Annexation

The subject site is entirely within the corporate limits.

US 31 Overlay District

The subject site is located almost entirely within the boundaries of the US 31 Overlay District, with the exception of the northeastern-most corner of the subject site. The US 31 Overlay District establishes several limitations on permitted uses, as well as imposing additional development standards and architectural standards. The requested change in zoning to the GB-PD District would not remove the subject site from the US 31 Overlay District.

TECHNICAL REVIEW

This petition has undergone preliminary review by the Technical Advisory Committee at the September 26, 2007 TAC meeting.

RECOMMENDATION

Refer this petition to the Comprehensive Plan Subcommittee of the APC for consideration on November 7, 2007.

AFS